065.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,700 / 841,700
					USE VALUE:	841,700 / 841,700
					ASSESSED:	841,700 / 841,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	FARRINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNEELY DARA P/KRISTEN
Owner 2:	
Owner 3:	
Street 1:	PO BOX 97
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONNEELY DARA P -
Owner 2:	-
Street 1:	18 FARRINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Stucco Exterior and 2583 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	453,200		388,500	841,700
Total Card	0.103	453,200		388,500	841,700
Total Parcel	0.103	453,200		388,500	841,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.92 | /Parcel: 325.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41653
GIS Ref
GIS Ref
Insp Date 11/10/18

!5602!

PREVIOUS ASSESSMENT

Parcel ID 065.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	453,400	0	4,500.	388,500	841,900	841,900	Year End Roll	12/18/2019
2019	104	FV	352,700	0	4,500.	360,800	713,500	713,500	Year End Roll	1/3/2019
2018	104	FV	352,700	0	4,500.	360,800	713,500	713,500	Year End Roll	12/20/2017
2017	104	FV	330,800	0	4,500.	316,400	647,200	647,200	Year End Roll	1/3/2017
2016	104	FV	330,800	0	4,500.	288,600	619,400	619,400	Year End	1/4/2016
2015	104	FV	294,900	0	4,500.	255,300	550,200	550,200	Year End Roll	12/11/2014
2014	104	FV	294,900	0	4,500.	241,400	536,300	536,300	Year End Roll	12/16/2013
2013	104	FV	306,800	0	4,500.	229,800	536,600	536,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5602

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNEELY DARA P	48294-38		10/10/2006	Family	1	No	No		
YOUNG ALTON F	36544-123		9/27/2002		535,000	No	No		
	13075-142		10/14/1976			No	No		N

PRINT

Date	Time
12/10/20	20:27:58

LAST REV

Date	Time
05/14/19	15:22:51

apro

USER DEFINED

Prior Id # 1:	41653
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
4/8/2009	Measured	372	PATRIOT
12/22/2002	MLS	HC	Helen Chinal
11/2/1999	Inspected	264	PATRIOT
11/2/1999	Mailer-Back		
10/5/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	12									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08156586
Const Adj.:	0.98000199
Adj $ / SQ:	180.189
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656804
Depreciation:	203609
Depreciated Total:	453195

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

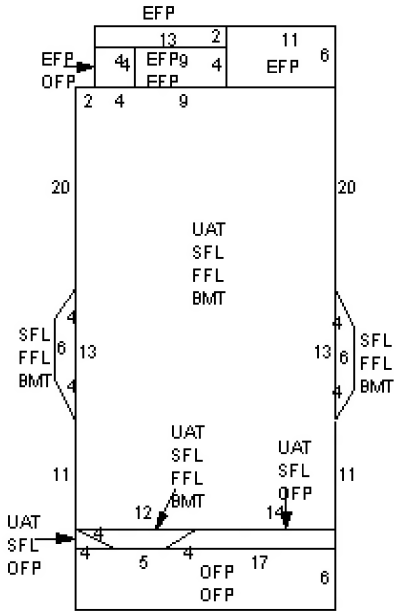
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	180.19
Special Features:	0	Val/Su Net:	101.30
Final Total:	453200	Val/Su SzAd	186.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,234	180.190	222,354
BMT	Basement	1,199	54.060	64,814
FFL	First Floor	1,199	180.190	216,047
OFP	Open Porch	363	20.620	7,487
UAT	Upper Attic	299	99.100	29,632
EFP	Enclos Porch	180	41.500	7,471

Net Sketched Area: 4,474 | Total: 547,805

Size Ad 2433 | Gross Are 5371 | FinArea 2583

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: